



## Rosendale, 3 Kent Drive

Endon, ST9 9EH

**Price £425,000**



At Carters, we are delighted to present this exceptional 1950s family home, offering generous living space and beautifully upgraded interiors, including a newly installed kitchen, bathroom, and en suite. Ideally located within close proximity to highly regarded local schools, and boasting impressive gardens to both the front and rear, this property represents a wonderful opportunity to secure a true forever home.

Upon entering, you are welcomed by a charming entrance hallway featuring original solid wood herringbone flooring and a distinctive porthole window, setting the tone for the character found throughout. The main living room is warm and inviting, complete with a log burner and a striking solid oak railway sleeper mantel.

To the rear, a spacious 19-foot family room provides the perfect setting for relaxing or entertaining, with an electric fire and views over the private rear garden. The heart of the home is the extended Wren-fitted kitchen/dining area, thoughtfully designed with fully integrated appliances, a built-in bar, separate pantry, and stylish Amtico flooring.

Additional ground floor conveniences include a utility room, boot room, and WC.

Upstairs, the master bedroom benefits from a newly installed en suite, finished with elegant matte gold fixtures and complemented by antique Minton tiles used as a unique splashback. There are three further well-proportioned double bedrooms, along with a beautifully updated family bathroom.

Externally, the property offers a garage and substantial, well-stocked gardens to both the front and rear, providing privacy and excellent outdoor space for family life.

This is a rare opportunity to acquire a truly stunning home that perfectly blends character with modern living—early viewing is highly recommended.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Original single glazed porthole window to the front elevation.

Stairs to the first floor. Coving to the ceiling. Radiator. Original solid wood herringbone flooring.

## Living Room

12'3" x 13' (3.73m x 3.96m)

UPVC double glazed window to the front elevation.

Coving to the ceiling and feature ceiling rose. Log burner with a solid oak railway sleeper beam and a brick surround. Radiator. Amtico flooring.

## Family Room

12'4" x 18'10" (3.76m x 5.74m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Electric fire with a marble surround. Radiator. Laminate flooring.

## Kitchen / Dining Room

16'4" x 23'8" (4.98m x 7.21m)

UPVC double glazed french doors to the rear elevation to the garden.

UPVC double glazed windows to the rear and side elevations.

Stunning newly fitted Wren kitchen with a range of wall, base and drawer units. Quartz work surfaces. Belfast sink. Built in electric double oven with grill and air fryer functions. Five ring gas hob with an extractor hood over. Integrated fridge freezer. Integrated dishwasher. Integrated waste bin. Bar area with quartz work surfaces and base units for storage, with space for a fridge. Built in under stairs pantry with lighting. Recessed ceiling down lighters. Two radiators. Amtico flooring. Access to a loft space.

## Utility Room

8'7" x 4'6" (2.62m x 1.37m)

UPVC double glazed entrance door to

the side elevation.

Fitted wall units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Belfast sink. Tiled flooring.

## Boot Room

UPVC double glazed window to the side elevation.

Tiled flooring.

## W.C

Mid level w.c. Wall mounted wash hand basin. Extractor fan. Fully tiled walls. Radiator. Tiled flooring.

## Stairs and Landing

Access to the loft space which is partially boarded and has a ladder and lighting. Built in storage cupboard.

## Master Bedroom

14'10" x 8'7" (4.52m x 2.62m)

UPVC double glazed window to the side elevation.

Radiator. Heated towel rail. Recessed ceiling down lighters.

## En Suite

8'6" x 4'8" (2.59m x 1.42m)

UPVC double glazed window to the rear elevation.

Newly fitted three piece bathroom suite with matte gold fixtures and fittings. Shower enclosure with Aqua paneling. Countertop wash hand basin with storage under and antique Minton tiled splash back. Recessed w.c. Heated towel rail. LVT flooring with underfloor heating.

## Bedroom Two

13'6" x 12'2" (4.11m x 3.71m)

UPVC double glazed window to the front elevation.

Fitted wardrobes. Coving to the ceiling. Radiator.

## Bedroom Three

11'4" x 13'5" (3.45m x 4.09m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

## Bedroom Four

7'3" x 7'11" (2.21m x 2.41m)

UPVC double glazed window to the front elevation.

Radiator.

## Family Bathroom

5'6" x 8'10" (1.68m x 2.69m)

Two UPVC double glazed windows to the rear elevation.

Newly fitted three piece bathroom suite with matte black fixtures and fittings. Panel bath with a shower over and water proof paneling. Countertop wash hand basin with storage under. Recessed w.c. Recessed ceiling down lighters. Radiator. LVT flooring.

## Garage

8'8" x 17'5" (2.64m x 5.31m)

Up and over garage door to the front elevation. UPVC double glazed window to the side elevation.

Power and lighting.

## Externally

The property enjoys an impressive outdoor setting, beginning with a substantial frontage that provides a generous driveway with off-road parking for up to four vehicles, leading to the garage. The front garden is predominantly laid to lawn, framed by well-stocked borders and a variety of mature trees, creating an attractive approach while enhancing privacy. A secure gated side access leads through to the rear.

To the rear, the property truly excels, offering an exceptionally spacious and private garden. Predominantly laid to lawn, it is beautifully landscaped with a diverse range of mature

trees—including a productive apple tree—alongside an abundance of established plants and shrubs. A paved patio area provides the perfect space for outdoor dining and entertaining, complemented by a charming timber-built bar, ideal for social gatherings.

Further practical features include an external water tap and a double power socket, adding everyday convenience to this superb outdoor space

## Additional Information

Freehold. Council Tax Band D.

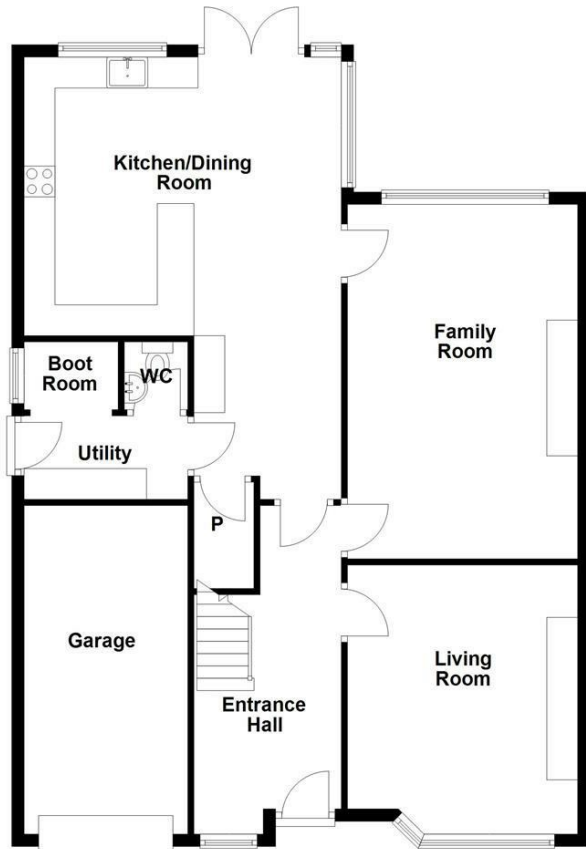
Total Floor Area: 1603 Square Foot / 149 Square Meters.

## Disclaimer

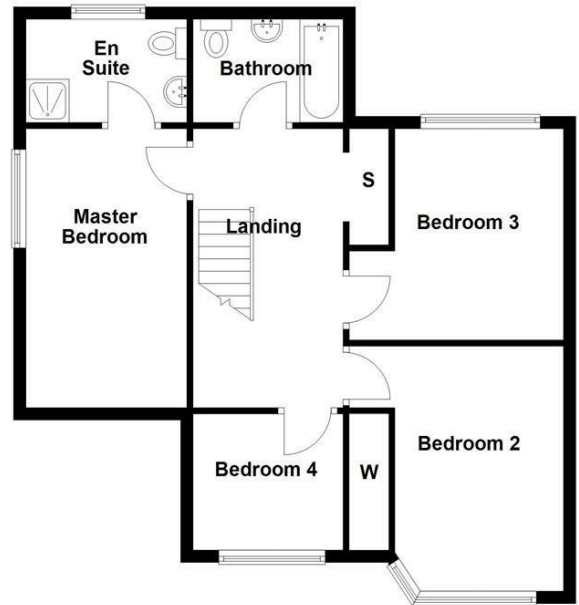
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Tel: 01782 470391

Ground Floor



First Floor



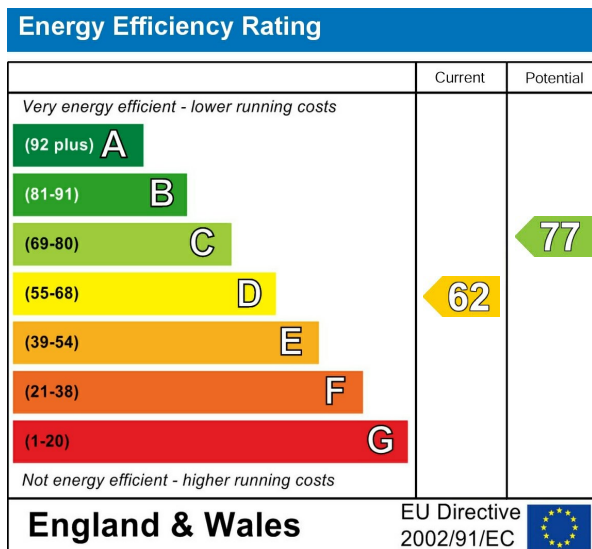
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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